

RESOLUTION 2019-170

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON IN THE COUNTY OF MORRIS AUTHORIZING THE LAND USE BOARD TO INVESTIGATE WHETHER ALL OR A PORTION OF THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE BOROUGH AS BLOCK 10, LOTS 77 & 78; BLOCK 17, LOT 18; BLOCK 20, LOT 5; BLOCK 28, LOTS 1, 3 & 4; BLOCK 30, LOTS 7, 15 & 16; BLOCK 33, LOTS 1 & 4; BLOCK 61.02, LOTS 23.02 & 23.08 CONSTITUTE A NON-CONDEMNATION REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**"), authorizes a municipality to determine whether certain parcels of land in the municipality constitute an "area in need of redevelopment"; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law the municipal council (the "**Borough Council**") of the Borough of Mount Arlington (the "**Borough**") must authorize the Borough Land Use Board (the "**Land Use Board**") to conduct a preliminary investigation of the area and make recommendations to the Borough Council; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough that an investigation occur with respect to certain parcels within the Borough and therefore authorizes and directs the Land Use Board to conduct an investigation of the following properties:

Study Area #1 Village Center

Block	Lot	Address
10	77	Edgemere Avenue
10	78	419 Howard Boulevard
17	18	Prospect St.
20	5	Howard Boulevard
28	1	393 Howard Boulevard
28	3	18 Park Ave
28	4	389 Howard Boulevard
30	7	390 Howard Boulevard
30	15	Howard Boulevard
30	16	Mountainview Ave
33	1	18 North Glen Avenue
33	4	526 Altenbrand Avenue

Study Area #2 Howard Boulevard

Block	Lot	Address
61.02	23.02	111 Howard Boulevard
61.02	23.08	181 Howard Boulevard

as generally depicted on the map attached hereto as Exhibit A, along with all streets and rights of way appurtenant thereto (collectively, the "**Study Area**") to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area, authorizes the Borough Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, except the power of eminent domain (hereinafter referred to as a "**Non-condemnation Redevelopment Area**"); and

WHEREAS, the Borough Council therefore authorizes and directs the Land Use Board to conduct a preliminary investigation of the Study Area and to make recommendations to the Borough Council, all in accordance with the Redevelopment Law,

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Mount Arlington, New Jersey as follows:

1. Generally. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. Investigation of Study Area Authorized. The Land Use Board is hereby authorized and directed to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether all or a portion of the Study Area satisfies the criteria set forth in the Redevelopment Law, including N.J.S.A. 40A:12A-5, to be designated as a Non-condemnation Redevelopment Area.

3. Map to be Prepared. As part of its investigation, the Land Use Board shall prepare a map showing the boundary of the Study Area.

4. Public Hearing Required. The Land Use Board shall conduct a public hearing, after giving due notice of the proposed boundary of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area is a Non-condemnation Redevelopment Area.

5. Land Use Board to Make Recommendations. After conducting its investigation, preparing a map of the proposed redevelopment area, and conducting a public hearing at which all objections to the designation are received and considered, the Land Use Board shall make a recommendation to the Borough Council as to whether the Borough should designate all or a portion of the Study Area as a Non-condemnation Redevelopment Area.

6. Preparation of a Redevelopment Plan. In the event the Land Use Board determines to recommend that the Borough Council designate the Study Area as a Non-condemnation Redevelopment Area, the Land Use Board is hereby authorized and directed to prepare a redevelopment plan for the Study Area without need of further action by the Borough Council.

7. Severability. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

8. Availability of the Resolution. A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.

9. Effective Date. This Resolution shall take effect immediately.

I HEREBY CERTIFY that the above is a true and correct Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, and adopted on November 6, 2019.

 A handwritten signature in blue ink, appearing to read "L. Dwyer", is written over a horizontal line. To the right of the signature, the date "Nov 7 2019" is also handwritten in blue ink.

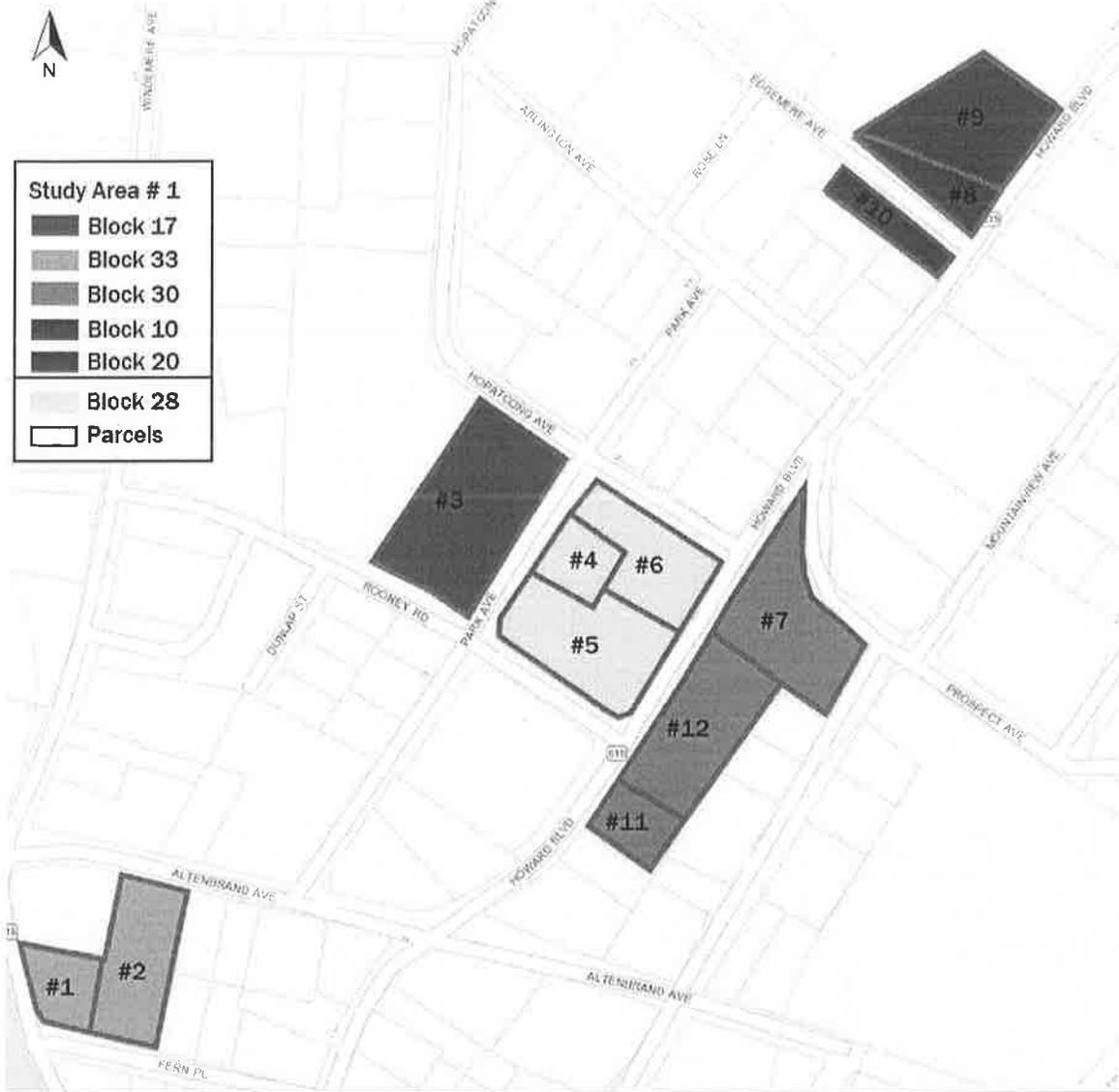
L. Dwyer, Acting Borough Clerk

EXHIBIT A - NON-CONDEMNATION STUDY AREA MAP

REDEVELOPMENT STUDY LIST OF PROPERTIES

Study Area #1							
#	Block	Lot	Address	Acreage	Zoning	Current Owner	Use
1	33	1	18 North Glen Avenue	0.551	RA-75	Mount Arlington Borough	Community center
2	33	4	526 Altenbrand Avenue	0.551	RA-75	Mount Arlington Borough	Telephone Building
3	17	18	Prospect St.	1.32	RA-75	Our Lady of the Lakes	RC School
4	28	3	18 Park Ave	0.2066	B-1	Coran, James	Single-family Residential
5	28	4	389 Howard Boulevard	0.628	B-1	Mido Realty, INC	Vacant Land
6	28	1	393 Howard Boulevard	1.128	B-1	Wang, Nicky Po Wah/ Mei Fun	Mixed Use Building
7	30	16	Mountainview Avenue	0.555	B-1	Mount Arlington Borough	Former Municipal Building
8	10	77	Edgemere Avenue	0.3271	R-C	Mount Arlington Borough	Municipal Parking lot
9	10	78	419 Howard Boulevard	0.6877	R-C	Mount Arlington Borough	Municipal Building
10	20	5	Howard Boulevard	0.2611	B-1	Mount Arlington Borough	Municipal Parking lot
11	30	7	390 Howard Boulevard	0.5993	B-1	Moran, Patricia	Pat's Bar
12	30	15	Howard Boulevard	0.566	B-1	Moran, Jennifer, Erin, Patricia	Vacant Land

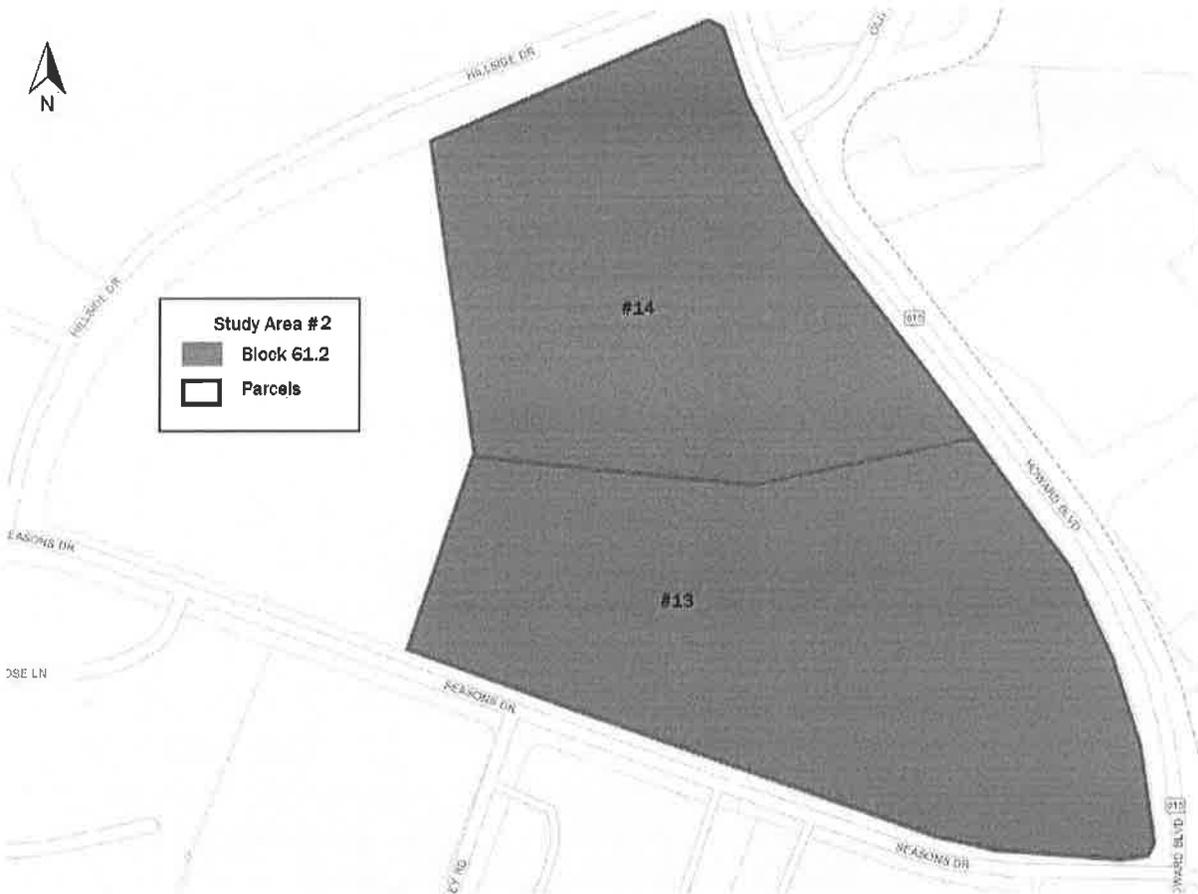
Study Area #1: VILLAGE CENTER



- #1: 18 North Glen Avenue, Community Center
- #2: 526 Altenbrand Avenue, Telephone Building
- #3: Prospect St., RC School
- #4: 18 Park Ave, Single- Family Residential
- #5: 389 Howard Boulevard, Vacant Land
- #6: 393 Howard Boulevard, Mixed Use Building
- #7: Mountainview Avenue, Former Municipal Building
- #8: Edgemere Avenue, Municipal Parking Lot
- #9: 419 Howard Boulevard, Municipal Building
- #10: Howard Boulevard, Municipal Parking Lot
- #11: 390 Howard Boulevard, Pat's Bar
- #12: Howard Boulevard, Vacant Land

Study Area #2							
#	Block	Lot	Address	Acreage	Zoning	Current Owner	Use
13	61.02	23.02	111 Howard Boulevard	10.05	PUD	Mount Arlington Koporate LLC.	Office Building
14	61.02	23.08	181 Howard Boulevard	7.61	PUD	Orchards At Mount Arlington LLC.	Commercial Strip Center

Study Area #2: HOWARD BOULEVARD



#13: 111 Howard Boulevard, Office Building/abandoned parking area

#14: 181 Howard Boulevard, Commercial Strip Center (Quick Chek Plaza)